

STAFFORD COUNTY ARCHITECTURAL REVIEW BOARD MINUTES
August 5, 2019

The meeting of the Stafford County Architectural Review Board of Monday, August 5, 2019, was called to order at 6:02 pm by Charles Dodgen, Chairman, in the Board of Supervisors Chambers of the George L. Gordon, Jr., Government Center.

MEMBERS PRESENT: Charles Dodgen, Doris McAdams, Mark Osborn

MEMBERS ABSENT: Irma Clifton, Fillmore McPherson

STAFF PRESENT: Lindsey Marr, Kathy Baker, Eva Campbell

GUESTS PRESENT: Henry Bridgham

CALL TO ORDER

Mr. Dodgen called the meeting to order and asked Ms. McAdams to call roll.

ROLL CALL OF MEMBERS

Ms. McAdams called roll and Mr. Dodgen stated that they had a quorum.

PUBLIC PRESENTATIONS

NEW BUSINESS

1. River Road House – Certificate of Appropriateness

Mr. Bingham introduced himself and stated he was in the process of buying a piece property in the historic Falmouth district and building a house towards the back of the lot, away from the road. He stated the only thing he could think of to do to make it look more historic would be to put a three rail fence up.

Ms. McAdams asked Mr. Bingham if he officially owned the property.

Mr. Bingham stated he did not, that he had just signed the contract and was waiting on the owner to show him a valid deed for the land.

Mr. Dodgen stated the ARB would need to know exactly where the grave sites are if there is a cemetery located on the property.

Mr. Bingham stated he had an idea of where he wanted to build and he knew where the grave sites were, but it was overgrown so he hired someone to survey it. He stated the process was currently tied up waiting for title insurance.

Mr. Dodgen stated the ARB would be concerned with what the house looked like whether it was visible from the road or not. He stated raising a house on piers or stilts would not be very consistent with the physical appearance of other structures in the Falmouth Historic District.

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Mr. Bingham stated the neighbor to his west is in a concrete block house. He stated he wasn't in a neighborhood, he just had that one westward neighbor.

Mr. Dodgen stated the ARB would just need more detailed drawings. He stated staff suggested no vinyl siding and recommended a wood siding.

Mr. Bingham asked if he could do vinyl siding that looked like it was wooden.

Mr. Dodgen replied it just has to present itself as looking wooden. He stated Mr. Bingham would probably also need to construct his drive way in a back and forth fashion to get up the steep grade and avoid future erosion issues. He stated he would also need to have an archaeological survey done.

Mr. Bingham stated he was hoping there were artifacts to be found.

Ms. McAdams stated he should contact the Historian of the Historical Society to see if they had any old photos or other historical information on the property.

Mr. Dodgen asked Mr. Bingham if he was expecting the ARB to vote on his application at that meeting.

Mr. Bingham stated he was just looking for direction. He asked if the archaeological survey needed to be done on the whole property or just the part that was going to be disturbed.

Ms. Campbell stated that it only had to be done to the land that was being disturbed but that the archaeological survey was also important to delineate the limits of the cemetery, because that will limit where he can build.

Ms. McAdams suggested that he contact the Cemetery Committee to see if the cemetery on that property had already been documented.

Ms. Campbell stated that Anita Dodd had already drawn approximately where she believed the cemetery to be.

Mr. Dodgen asked if he would like the ARB to suspend his application of appropriateness until he was able to amend and provide further information.

Mr. Bingham stated that would be ideal. He stated there was a mix of historically built structures and modern built structures in the Falmouth district, so it was not entirely fair that he would have to make any structure he built look completely historical. He described certain aspects of his plan for building the house.

Ms. McAdams stated he might be limited on where and how much he could build depending on where the cemetery is.

Mr. Dodgen asked the location of the water and sewer service lines.

Mr. Bingham stated the water was on his side of the road and the sewer was on the other side of the road. He stated his goal was to meet with all the necessary people so he had an accurate idea of what he needed to do before he started building. He asked if they knew what was happening to Falmouth park.

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Ms. Campbell stated there was talk of allowing more natural growth in an attempt to combat the frequent flooding in that area.

UNFINISHED BUSINESS

Ms. McAdams made a motion to add the review and approval of a plaque for Irma Clifton to the agenda.

Mr. Osborn seconded the motion.

The motion passed 3-0.

Discussion ensued regarding the plaque for Ms. Clifton.

Mr. Osborn made a motion to approve the plaque as presented.

Ms. McAdams seconded the motion.

The motion passed 3-0.

2. Board of Supervisors' Strategic Plan

Ms. Campbell stated she had not been briefed on an update regarding the Strategic plan.

REPORTS BY ARB MEMBERS

Ms. McAdams stated she was at a meeting in Falmouth about the future of Falmouth and what the residents there would like to see. She stated there were no residents present but there was someone from Economic Development and someone from Belmont. She stated the person from Belmont told them next year they would begin "Falmouth Days" and they might ask various organizations for help. She stated parking was one issue that was discussed.

Mr. Dodgen asked if the fabric Remax sign was part of an application to zoning or if it was just non-compliant?

Ms. McAdams stated it was just non-compliant.

Ms. Campbell asked if this was the same application that came before the ARB at the last meeting.

Ms. McAdams stated they had put up a large banner that was not approved in addition to the approved signage.

Mr. Dodgen asked who enforces the sign regulations.

Ms. Campbell replied that the Zoning department handles that.

Ms. McAdams updated the ARB on the Stafford Museum.

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APPROVAL OF MINUTES

April 1, 2019

Mr. Osborn made a motion to approve the minutes from April 1, 2019.

Ms. McAdams seconded the motion.

The motion passed 3-0.

ADJOURNMENT

With no further business to discuss, Mr. Dodgen declared the meeting adjourned at 6:44 pm.